


**महाराष्ट्र शासन  
नगर विकास विभाग,  
शासन निर्णय क्रमांक टिपीएस-११०५/२६४७/प्र.क्र.५३/०५/नवि-१,  
मंत्रालय, मुंबई : ४०० ०३२,  
दिनांक : ३१ ऑक्टोबर, २००५.**

**शासन निर्णय :-** सोबतच्या तीन अधिसूचना महाराष्ट्र शासनाच्या नाशिक विभाग  
असाधारण राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(मनोहर भार्गवे)  
कार्यासन अधिकारी

प्रति,

- १) विभागीय आयुक्त, नाशिक विभाग, नाशिक,
- २) संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) उपसंचालक नगर रचना, नाशिक विभाग, नाशिक.

(यांना विनंती करण्यात येते की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित  
करावयाच्या नकाशाच्या आवश्यक प्रती ८ दिवसांत शासनास सत्वर सादर कराव्यात)

- ४) जिल्हाधिकारी, नाशिक
- ५) सहायक संचालक नगर रचना, नाशिक शाखा, नाशिक
- ६) मुख्याधिकारी, सटाणा नगरपरिषद, जिल्हा नाशिक
- ७) व्यवस्थापक, येरवडा शासकीय मुद्रणालय व ग्रंथागार, एरवडा, पुणे

(त्यांना विनंती करण्यात येते की, सोबतच्या शासकीय अधिसूचना महाराष्ट्र शासनाच्या  
राजपत्रात नाशिक विभाग पुरवणीमध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती, संचालक नगर  
रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, नाशिक विभाग, नाशिक, सहायक संचालक  
नगर रचना, नाशिक शाखा, नाशिक यांना पाठवाव्यात.)

कक्ष अधिकारी, (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई-३२

(यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेब साईटवर प्रसिध्द  
करावी)

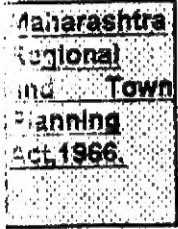
निवडनस्ती (कार्यासन नवि-९)

**NOTIFICATION**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai-400 032.**

**Date :- 31 st Oct. 2005**

**No.TPS-1103/2847/CR-53(A)/05/UD-9**



Whereas, Satana Municipal Council (hereinafter referred to as the "said Municipal Council") being the Planning Authority for the area within its jurisdiction has submitted the draft Development Plan of Satana (Original Area) (hereinafter referred to as "the said Development Plan") to the State Government under sub-Section (1) of Section 30 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") on 14<sup>th</sup> December, 2002;

And whereas, in accordance with provisions of sub-Section (1) of Section 31 of the said Act, the Development Plan is required to be sanctioned not later than one year from the date of receipt of the said Development Plan from the Planning authority;

And whereas, the Government has decided to extend the time limit for sanctioning the said Development Plan under Section 31(1) of the said Act from 14<sup>th</sup> December, 2003 upto and inclusive of 31 st Oct. 2005;

Now therefore, in exercise of the power conferred under the provisions of sub-section (1) of Section 31 of the said Act, the Government of Maharashtra hereby extends the period for according sanction to the said Development Plan upto and inclusive of 31 st Oct. 2005;

By order and in the name of Governor of Maharashtra,

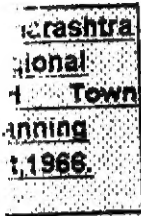
  
(Manohar Bhargava)  
Section Officer

## **NOTIFICATION**

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department,**  
**Mantralaya, Mumbai-400 032.**

**Date :- 31 st Oct. 2005**

**No. TPS-1103/2647/CR-53(B)/05/UD-9**



Whereas the Satana Municipal Council (hereinafter referred to as the "said Municipal Council") by its Resolution No.235, dated 16<sup>th</sup> February, 1994 made a declaration under Section 38 read with sub-Section (1) of Section 23 of the Maharashtra Regional & Town Planning Act, 1966 ( Maharashtra XXXVII of 1966) (hereinafter referred to as 'the said Act') of its intention to revise the sanctioned Development Plan for the original area within its jurisdiction and a notice of the said declaration was published in Maharashtra Government Gazette Part-I, Nashik Division Supplement, dated 26<sup>th</sup> May, 1994 on page No.539;

And whereas, the said Municipal Council, after carrying out the necessary survey of the original area within its jurisdiction, prepared and published the Draft Development Plan of Satana (Second Revised) (hereinafter referred to as the 'said Development Plan') vide Resolution No.334, dated 24<sup>th</sup> June, 1999 and published a notice to that effect in the Maharashtra Government Gazette part-I, Nashik Division supplement dated 16<sup>th</sup> December, 1999 on page No.1015 in accordance with sub-Section (1) of Section 26 of the said Act;

And Whereas, the said Municipal Council, after considering the suggestions and objections received by it from the public, modified the said development plan and submitted the said Development Plan to the State Government under Section 30(1) of the said Act on 14<sup>th</sup> December, 2002;

And whereas, in accordance with sub-Section (1) of Section 31 of the said Act, the said Development Plan is required to be sanctioned not later than one year from the date of receipt of such plan from the Planning Authority or within such further period as the Government may decide;

And whereas, in exercise of the powers conferred under sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra by its Notification, Urban Development Department, No.TPS-1103/2647/CR-53(A)/05/UD-9, Dtd., 31 st. Oct. 2005 has extended the period of sanctioning the said Development Plan for further period upto and inclusive of

And whereas, in accordance with the provisions of sub-Section (1) of Section 31 of the said Act, the State Government after examining the proposals of the said Development Plan & after consulting the Director of Town Planning, Maharashtra State, Pune decided to sanction the said Development Plan in part with modifications & excluding the parts shown on the said Development Plan (hereinafter referred to as "the said Excluded Part");

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby -

- (a) Sanctions part of the said Development plan of Satana (Original Area) as submitted under Section 30 subject to the modifications mentioned in the Schedule-I enclosed herewith and shown in Orange verge on the said Development Plan and excluding the said Excluded Part shown bounded also in Mauve colour and numbered as EP-1, EP-2, etc.,
- (b) Fixes the 15/12/2005 to be the date on which Final Development Plan of Satana (Original Area) (Second Revised) (excluding the said "Excluded Part" of the Development Plan) shall come into force.

**NOTE :-**


I) The aforesaid final Development Plan of Satana (Original Area) (excluding the said Excluded Part) as sanctioned by the State Government with modifications shown in Orange verge shall be kept open for inspection by the public during working hours on all working days for a period of 1 month in the office of the Satana Municipal Council, Satana.

II) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to the actual measurements on site as per boundaries shown on the final Development Plan.

III) The reservation/allocation which have not appeared in Schedule of proposed Substantial Modifications, Part II are hereby sanctioned for the respective purposes as designated in the Development Plan.


IV) This notification is also available on Departments web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of Governor of Maharashtra,

  
( Manohar Bhargave )  
Section Officer

**ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO.TPS- 1103/2647/CR-53/(B)05/UD-9  
SCHEDULE OF MODIFICATIONS (PART I)**

Sr. No.	Modification No	Proposals of Draft Development Plan published under Section 26	Proposals of submitted Development Plan under Section 30	Modifications made by Government while sanctioning the draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	5
1	M-1	Road widening in CTS No.697 & 698	Road widening is proposed to be reduced as shown on plan.	Road widening should kept as per plan published under Section 26.
2	M-2	S.No.117B (CTS No.1042) - Public-Semi public Zone. (Jijamata Girls High School)	S.No.117B (CTS No.1042) is proposed to be included in Residential Zone.	Sanctioned as submitted by the Planning Authority.
3	M-3	Road widening of proposed 6 m. road in CTS No.341, 342, 344	It is proposed to delete the road widening of proposed 6 m. road.	Road widening of 6 m. wide proposed road shall be kept as per plan published under Section 26.
4	M-4	Road widening of proposed 6 m. road in CTS No.1839 to 1844	It is proposed to delete the road widening as shown on plan.	Alignment of proposed 6 m. road sanctioned as per plan published under Section 26.

  
 (Manohar Bhargave)  
 Section Officer.

## **NOTIFICATION**

### **GOVERNMENT OF MAHARASHTRA**

**Urban Development Department,  
Mantralaya, Mumbai-400 032.**

**Date :- 31 st OCT. 2005**

**No. TPS-1103/2647/CR-53(C)/05/UD-9**

**Maharashtra  
Regional  
and Town  
Planning  
Act, 1966.**

Whereas the Satana Municipal Council (hereinafter referred to as the "said Municipal Council") by its Resolution No.235, dated 16<sup>th</sup> February, 1994 made a declaration under Section 38 read with sub-Section (1) of Section 23 of the Maharashtra Regional & Town Planning Act, 1966 ( Maharashtra XXXVII of 1966) (hereinafter referred to as 'the said Act') of its intention to revise the sanctioned Development Plan for the original area within its jurisdiction and a notice of the said declaration was published in Maharashtra Government Gazette Part-I, Nashik Division Supplement, dated 26<sup>th</sup> May, 1994 on page No.539;

And whereas, the said Municipal Council, after carrying out the necessary survey of the original area within its jurisdiction, prepared and published the Draft Development Plan of Satana (Original Area) (Second Revised) (hereinafter referred to as the 'said Development Plan') dated 24<sup>th</sup> June, 1999 and published a notice to that effect in the Maharashtra Government Gazette part-I, Nashik Division supplement dated 16<sup>th</sup> December, 1999 on page No.1015 in accordance with the provisions of sub-Section (1) of Section 26 of the said Act;

And Whereas, the said Municipal Council, after considering the suggestions and objections received by it from the public, modified the said Development Plan and submitted the said Development Plan to the State Government under Section 30(1) of the said Act on 14<sup>th</sup> December, 2002;

And whereas, the Government of Maharashtra by its Notification, Urban Development Department, No. \_\_\_\_\_ dated \_\_\_\_\_ sanctions the part of the said Development Plan of Satana (Original Area) excluding some part as shown on Plan (numbered as EP-1, EP-2, etc.) in Mauve colour (hereinafter referred to as "the said Excluded Part);

And whereas, the Government of Maharashtra has proposed certain modifications in the said Excluded Part of the Development Plan of Satana (Original Area) which are considered to be of substantial nature;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra, hereby-

a) gives a notice announcing it's intention to make certain modifications in the said Excluded Part of Development Plan of Satana as described in the schedule appended hereto as EP-1, EP-2, etc.;

b) directs that, the copy of the plan showing proposed modifications in the said Excluded Part of Satana (Original Area) should be kept

open for the period of one month for public inspection on all working days in the office of -

- i) The Chief Officer, Satana Municipal Council;
- ii) The Assistant Director of Town Planning, Nashik Branch, Nashik;
- a) Invites suggestions and objections from any person in respect of proposed modifications within a period of 60 (sixty) days from the date of

publication of this notice in the Maharashtra Government Gazette. Any suggestions/objections shall be addressed to the Assistant Director of Town Planning, Nashik Branch, Nashik.

- a) Appoints, the Assistant Director of Town Planning, Nashik Branch, Nashik as an **Officer** under sub-Section (2) of Section 31 of the said Act.
- b) The Officer i.e. the Assistant Director of Town Planning, Nashik Branch, Nashik is directed to hear any such person in respect of suggestions and objections received by him in stipulated period and submit his report thereon to the State Government within the period of 60 days.

By order and in the name of the Governor of Maharashtra.

  
(Manohar Bhargave)  
Section Officer

**ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO.TPS-1103/2647/CR-53(C)06/UD-9, 31Oct2005  
SCHEDULE OF MODIFICATIONS (PART II) OF SUBSTANTIAL NATURE**

Sr. No.	EP No	Proposals of Draft Development Plan published under Section 26	Proposals as per submitted Development Plan under Section 30	Substantial Modifications to be republished under Section 31 of the Maharashtra Regional and Town Planning Act 1966.
1	2	3	4	5
1	EP-1	Garden, Site No.38	Garden, Site No.38 is proposed to be deleted and included in Residential Zone.	Site No. 38, Garden is proposed to be deleted & included in residential zone.
2	EP-2	Vegetable Market, Site No.47	The South portion of the reservation is proposed to be deleted and included in Residential Zone as shown on plan.	The South portion of the reservation is proposed to be deleted and included in Residential Zone as shown on plan.
3	EP-3	Government Servant's Quarters, Site No.8A	The North portion of the reservation is proposed to be deleted and included in Residential Zone as shown on plan.	Site No.8A, Government Servant's Quarters is proposed to be reinstated as per plan published under Section 26.
4	EP-4	MSEB, Site No.7	The South portion of the reservation is proposed to be deleted and included in Residential Zone as shown on plan.	Site No.7, MSEB is proposed to be reinstated as per plan published under Section 26.
5	EP-5	Play Ground, Site No.10	The South portion of the reservation is proposed to be deleted and included in Residential Zone as shown on plan.	Site No.10, Play Ground is proposed to be reinstated as per plan published under Section 26.
6	EP-6	Burial Ground, Site No.2	It is proposed to be deleted and included in Residential Zone.	The area of Site No.2, Burial Ground is proposed to be included in Site No.1, Garden as shown on plan.

7	EP-7	Play Ground & Garden, Site No.5	Play Ground & Garden, Site No.5	The site is proposed to be redesignated as <i>Play Ground</i> .
8	EP-8	Play Ground, Site No.33	It is proposed to be deleted and included in Residential Zone.	The reservation is proposed to be reinstated and redesignated as Children's Park (Tot Lot)
9	EP-9	Municipal Daily Market, Site No.43	The reservation is proposed to be deleted and included in Residential Zone.	The reservation is proposed to be deleted and included in Residential Zone.
10	EP-10	Gymnasium, Site No.22	The east portion of the reservation is proposed to be deleted and included in Residential Zone.	Site No.22, Gymnasium is proposed to be reinstated as per plan submitted under Section 26 and redesignated as Play Ground.
11	EP-11	Housing for Weaker Section, Site No.50	An area admeasuring 4500 sq. mt. from the West side is proposed to be kept in the reservation and the remaining area on the East side is proposed to be deleted from reservation & included in Residential Zone.	Proposed to be sanctioned the modification as submitted by the Planning Authority and also the reservation on remaining land is proposed to be redesignated as Housing for Dishoused.
12	EP-12	Recreation Centre, Site No.14	An area admeasuring 3.22 Hectare on South side of reservation is proposed to be deleted and included in Residential Zone.	50% area from North side of the reservation is proposed to be deleted and included in No Development Zone. The remaining 50% area from the South side of the reservation is proposed to be reserved for <i>Recreation Centre and Picnic Spot</i> as site No.14.
13	EP-13	Garden, Site No.12	Garden, Site No.12	The reservation is proposed to be redesignated as Play Ground.
14	EP-14	Green Belt on the East side of Site No.1 and 2	The Green belt is proposed to be deleted and included in Residential Zone.	50% area from the North side of Green belt is proposed to be reserved for <i>Conveyance Shopping</i> as site No.53. The remaining 50% area from the South side is proposed to be included in Residential Zone.

15	EP-15	North-South 9 m. wide road on the East side of Site No.7, 8, 9, 12, 14 and East-West 9 m. road on the South side of Site No.12 & 14	As per plan published under Section 26.	The said North-South and East-West 9 m. road is proposed to be made 12 m. as shown on plan.
16	EP-16	Existing road on the West side of Shetkari Sahakari Sangh.	As per plan published under Section 26.	It is proposed to make this road 18 m. wide by road widening as shown on plan.
17	EP-17	Proposed North-South 18 m. road through S.No.384, 386	As per plan published under Section 26.	Proposed to be realigned the said road through S.No.381, 382 as shown on plan.
18	EP-18	The land in the Residential Zone on the South side of Site No.37, Market	As per plan published under Section 26.	It is proposed to reserve the said land for Parking as site No.54.
19	EP-19	Site No.23, Open Space	Site No.23, Open Space	The reservation is proposed to be redesignated as Parking.
20	EP-20	Proposed 18 m. wide road on the North side of Site No.34, S.T. Depot & Staff Quarters	As per plan published under Section 26.	The said 18 m. wide road is proposed to be realigned as shown on plan.
21	EP-21	Traffic Island, Site No.6A, 39, 42, 23A	Traffic Island, Site No.6A, 39, 42, 23A	It is proposed to develop the square of these traffic islands as per Square Improvement Plan (SIP-I, SIP-II, SIP-III, SIP-IV) prepared by Deputy Director of Town Planning, Traffic & Transport, Pune.
22	EP-22	S.No.382 - Existing Industrial Zone	S.No.382 is proposed to be included in Residential Zone.	S.No.382 is proposed to be included in Residential Zone subject to condition that while developing the said land, 10% amenity space shall be kept in the layout.
23	EP-23	CTS No.1084 & 1086 - Existing Industrial Zone	CTS No.1084 & 1086 is proposed to be included in Residential Zone.	CTS No.1084 & 1086 is proposed to be included in Residential Zone subject to condition that while developing the said land, 10% amenity space shall be kept in the layout.

24	EP-24			<p>The following circulars/directives/provisions shall be added in Chapter XI i.e. Development Control Regulations of the Development Plan Report.</p> <p><b>(a) Use of Petrol pump in No Development Zone/Agricultural Zone :-</b></p> <p>Use of Petrol Pump permitted in green Zone (No Development Zone) on following conditions :-</p> <ol style="list-style-type: none"> <li>Site should be adjoining to National Highway/State Highway/major district roads, other roads having minimum width of 18 mt.</li> <li>It is necessary to obtain no objection certificate from High way Authority</li> <li>It is necessary to obtain no objection certificate from Petroleum Department of Central Government.</li> <li>It is necessary to obtain no objection certificate from Chief Controller of Explosives.</li> </ol> <p><b>(b) Government Circular No.TPS/2487/1680/CR-27/ UD-9, dated 16<sup>th</sup> February, 1989 in respect of flour mill</b></p> <p><b>(c) Government Circular No.DCR/1094/2829/ UD-11, dated 19<sup>th</sup> September, 1995 for Installation of Water Heating System.</b></p> <p><b>(d) Government letter No.1971/55627/W-II, dated 7<sup>th</sup> October, 1997 in respect of additional FSI for luxury hotels with grading of Three Star &amp; above.</b></p> <p><b>(e) Director of Town Planning, Maharashtra State, Pune's Circular No. वि० ११ परवाना/वि/टीपीसी-७/७९३८. दिनांक २१.११.२००० regarding storage of explosives.</b></p> <p><b>(f) Public-Semi public user, if existing in rented or private premises, shall be treated as falling in</b></p>
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residential or adjoining zone, on having vacated such use. In such zone, 15% built-up area on the net area on the same plot may be allowed for commercial use on road side in R-2 zone for Government, Semi-government, registered educational, charitable and social institutions.

(g) The lands designated as Existing Industry may be allowed to be developed for adjoining user, if that industrial use is discontinued. Chief Officer should independently entertain development permission for adjoining use in consultation with Director of Town Planning, Maharashtra State, Pune.

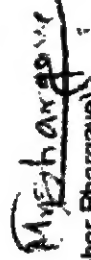
(h) Where the permissible built-up area of any building is already consumed, the Chief Officer may permit the area of one room for installation of Telephone Connectors free of Floor Space Index as per Government directives under letter No. TPS-1699/ 507/CR-138/UD-9, dated 3<sup>rd</sup> July, 1999.

(i) New user i.e. nursery for infants is allowed in layout open space.

(j) Open space from sanctioned layouts that are earmarked as existing open space (in Green colour) on Development Plan are to be treated as Residential Zone.

(k) Draftsman error which are required to be corrected as per actual situation on site or as per survey records, sanctioned layouts, etc. shall be corrected by the Chief Officer, Municipal Council, Satana after due verification and prior approval of Director of Town Planning, Maharashtra State, Pune.

25	EP-24	S.No.105 – Public-Semi public Zone (Inspection Bungalow) S.No.108 – Public-Semi public Zone (Excise Bungalow)	S.No.105 – Public-Semi public Zone (Inspection Bungalow) S.No.108 – Public-Semi public Zone (Excise Bungalow)	<p><b>Note :-</b> These circulars/directives/letters are available for inspection of general public in the office of Municipal Council, Satana, Assistant Director of Town Planning, Nashik Branch, Nashik &amp; Deputy Director of Town Planning, Nashik Division, Nashik.</p> <p>It is proposed to reserve the vacant land in front of Inspection &amp; Excise Bungalow for Shopping Centre as site No.55 As shown on the plan on the condition that before development, Municipal Council, Satana shall obtain No Objection Certificate from Public Works Department.</p>
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 (Manohar Bhargave)  
 Section Officer.